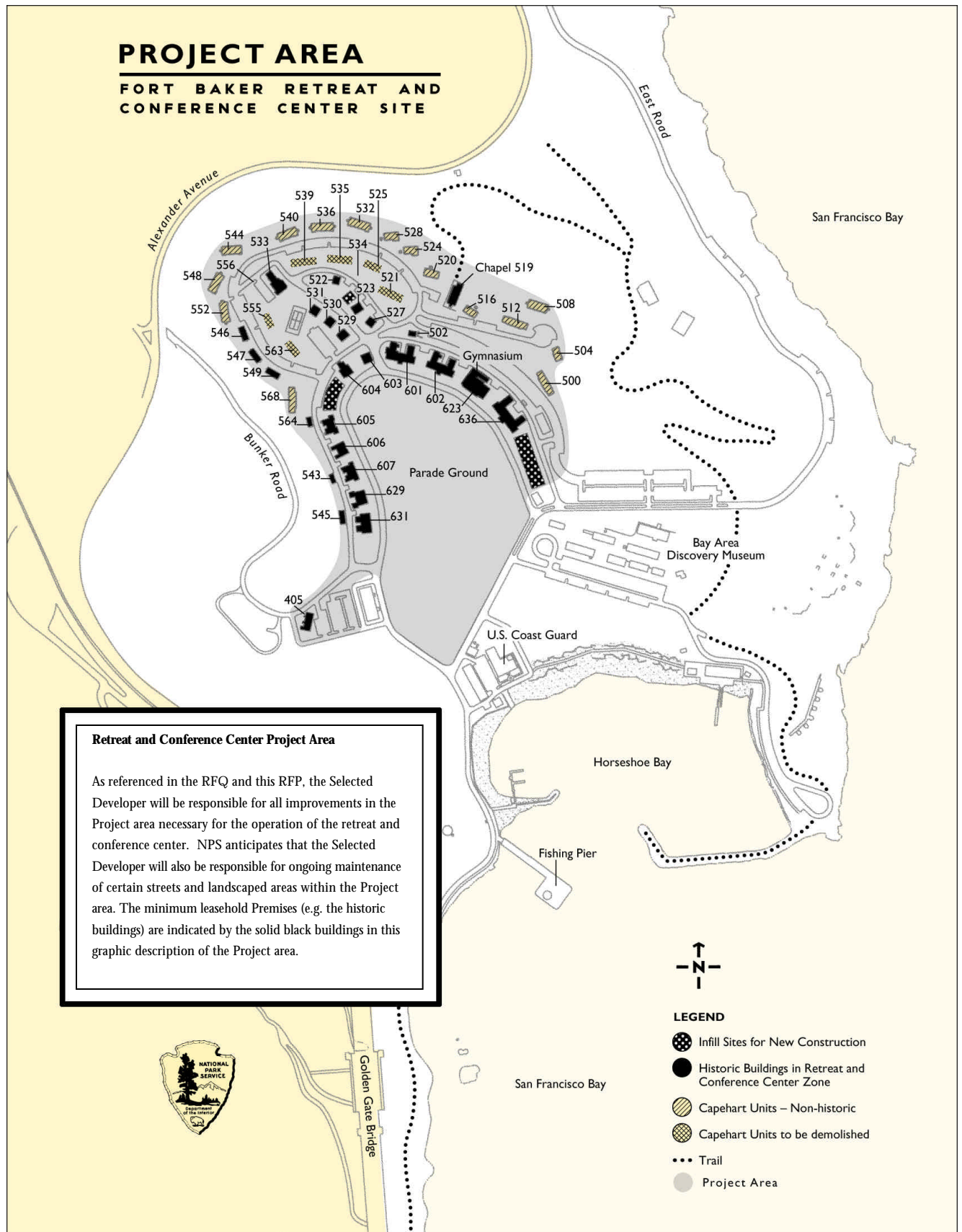


PROJECT AREA

FORT BAKER RETREAT AND CONFERENCE CENTER SITE



Retreat and Conference Center Project Area

As referenced in the RFQ and this RFP, the Selected Developer will be responsible for all improvements in the Project area necessary for the operation of the retreat and conference center. NPS anticipates that the Selected Developer will also be responsible for ongoing maintenance of certain streets and landscaped areas within the Project area. The minimum leasehold Premises (e.g. the historic buildings) are indicated by the solid black buildings in this graphic description of the Project area.



E X H I B I T A

L I S T O F E X H I B I T S A N D S U P P O R T I N G D O C U M E N T S

L O C A T I O N O F D O C U M E N T S

The Fort Baker Request for Proposals (RFP) and all eight (8) exhibits are available for review at the following locations:

**Western Regional Visitors Center
National Park Service
Fort Mason, Building 201
Franklin Street (at Bay Street)
San Francisco, CA 94123**

Please call for hours of operation:
(415) 556-0560
(415) 556-2766 TDD/V

**City of Sausalito Public Library
420 Litho Street
Sausalito, CA 94965**

This RFP, RFP exhibits and RFP supporting documents are available for purchase by advance order at the following location:

**BPS Reprographic Services (BPS)
149 Second Street
San Francisco, CA 94105
(415) 512-6530
Refer to Fort Baker RFP**

For more information about Fort Baker and this RFP, visit the Fort Baker Project web site at:
<http://www.nps.gov/goga/mahe/foba/project/index.htm>

For more information about the Golden Gate National Recreation Area, visit the Park's web site at:
<http://www.nps.gov/goga/home.htm>

L I S T O F E X H I B I T S

- A List of Exhibits and Supporting Documents
- B Development Summary Template
- C Historic Building Rehabilitation, Compatible New Building Design and Landscape Rehabilitation
- D Utilities and Infrastructure
- E Pro Forma Instructions
- F Sustainability
- G Form Lease Disposition and Development Agreement (LDDA)
- H Form Final Lease

LIST OF SUPPORTING DOCUMENTS

S 1	National Park Service, Golden Gate National Recreation Area	Final Environmental Impact Statement - Fort Baker, October 1999.
S 2	National Park Service, U.S. Department of the Interior	Record of Decision, Final Environmental Impact Statement - Fort Baker, June 2000.
S 3	National Park Service, Golden Gate National Recreation Area	
S 4	National Park Service, Golden Gate National Recreation Area	Press Release - Fort Baker FEIS Record of Decision and Conference Center RFQ, June 2000.
S 5	GGNRA Advisory Commission	Executive Summary - Report of the Fort Baker Ad Hoc Committee of the GGNRA Advisory Commission (w/ attachments), November 2000.
S 6	National Park Service, U.S. Department of the Interior	National Park Service Management Policies, Chapter 5 - Cultural Resource Management, 2001.
S 7	National Park Service, U.S. Department of the Interior	The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, ISBN# 0-16-035979,1991.
S 8	National Park Service, U.S. Department of the Interior	The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating and Reconstructing Historic Buildings, ISBN 0-16-04061-2, 1995.
S 9	National Park Service, U.S. Department of the Interior	The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes, ISBN 0-16-048700-5, 1996.
S 10	National Park Service and Architectural Resources Group	Guidelines for Rehabilitating Buildings at the Presidio of San Francisco, March 1995.
S 11	National Park Service, Golden Gate National Recreation Area	Presidio Tenant Sign Policy, September 1997.
S 12	Presidio Trust	DRAFT Site Furnishings Guidelines for the Presidio of San Francisco, 2000.
S 13	National Park Service, Golden Gate National Recreation Area	Memorandum of Agreement Between the National Park Service and the California State Historic Preservation Officer Regarding the Fort Baker Plan (MOA), November 1999.
S 14	National Park Service, Golden Gate National Recreation Area	Fort Baker Compatibility Study, Sausalito, California, March 1999. [Note - also included as Appendix A to the MOA]
S 15	National Park Service, Golden Gate National Recreation Area	Fort Baker Physical History Reports - Buildings 405-679, May 1999, [Note - expected update in 2001].
S 16	Thompson, Erwin	Historic Resource Study of Forts Barry, Baker and Cronkhite of the Golden Gate National Recreation Area, California, 1979.
S 17	National Park Service, Golden Gate National Recreation Area	National Register of Historic Places, Inventory - Nomination Form Forts Baker, Barry and Cronkhite, 1974.

S 18	National Park Service, Golden Gate National Recreation Area	Fort Baker Building Inventory and Conditions Program (ICAP) Report - Floor Plans.
S 19	National Park Service, Golden Gate National Recreation Area	Sample Floor Plans showing Potential Guestroom Layouts in Fort Baker Historic Buildings.
S 20	National Park Service, Golden Gate National Recreation Area	Fort Baker Buildings - Plan Diagrams (digital format).
S 21	Towill Engineering	Aerial topographic survey of Fort Baker (one foot contours-digital format), 1996.
S 22	Esherick Homsey Dodge & Davis	Gutter and Downspout Details for Historic Buildings at Fort Baker (digital format).
S 23	U.S. Department of War	Quartermaster Plans for select Fort Baker buildings (90 plans retrieved from the National Archives, College Park, Maryland), dated 1891 to 1917.
S 24	National Park Service, Golden Gate National Recreation Area	Period Photographs from the Presidio Archives, San Francisco Public Library and Sausalito Historical Society, 1898 to 1949 (digital format).
S 25	National Park Service, Golden Gate National Recreation Area	DRAFT Fort Baker Restoration Management Plan (Vegetation), November 2000.
S 26	National Park Service, Golden Gate National Recreation Area	DRAFT Park Partner Rehabilitation Handbook, 2000.
S 27	National Park Service, Golden Gate National Recreation Area	DRAFT GGNRA Tenant Plan Check Payment Schedule, 2001.
S 28	Anderson Consulting Group	Letter "Geotechnical Review: Retreat and Conference Center at Fort Baker, August 14, 2000."
S 29	John Yadegar & Associates	Structural Evaluations (Buildings 533, 601, 605, 623, 636, 637), East Fort Baker, Marin County, California, January 27, 1997.
S 30	Ross Engineering Services	Letter "Sandstone Foundation Evaluation, Fort Baker Building 636 - Sausalito, California", June 28, 1996.
S 31	Rutherford & Chekene Consulting Engineers	Letter "Fort Baker Stabilization Work - Proposed Roof Diaphragm Strengthening", May 12, 1998.
S 32	Harlan Tait Associates	Feasibility Geotechnical Investigation: East Fort Baker (prepared for the Golden Gate National Park Association), April 1998.
S 33	NOT USED	

S 34	National Park Service, Golden Gate National Recreation Area	GGNRA Utilities Billing Rates.
S 35	National Park Service, Golden Gate National Recreation Area	Presidio Telecom Schedule of Rates.
S 36	Golden Gate Energy Center	East Fort Baker Utility Study, 1991.
S 37	Burns & McDonnell	Preliminary Analysis of Electric and Natural Gas Distribution Systems, Fort Baker, October 1997.
S 38	National Park Service, Golden Gate National Recreation Area	Fort Baker Planning Workshop, October 19-20, 1997.
S 39	Esherick Homsey Dodge & Davis	Fort Baker Sustainable Infrastructure Plan, 1998.
S 40	Hammer, Chris & Sally Small	Sustainable Design and Building Guidelines for the Presidio of San Francisco, February 1999.
S 41	Aspen Systems Corporation	Energy Systems Options Report for Fort Baker, September 1999.
S 42	PSOMAS	Fort Baker Infrastructure Analysis, October 1999.
S 43	Architectural Energy Corporation	Utility Load Shape Analysis for Fort Baker, December 1999.
S 44	Charles Eley Associates	Energy Technical Support Document, April 2000.
S 45	National Park Service, U.S. Department of the Interior	Guiding Principles of Sustainable Design. Available at the National Park Service web site - http://www.nps.gov/dsc/dsgncnstr/gpsd/
S 46	Erler & Kalinowski	Color Graphic - "Identified Areas of Concern" related to environmental conditions, January 2001.
S 47	Wilbur Smith Associates	Final Report - Fort Baker EIS Transportation Report, August 1998.
S 48	Wilbur Smith Associates	Memorandum - Fort Baker EIS - Addendum to Final Transportation Report, April 1998.
S 49	Wilbur Smith Associates	Memorandum - Fort Baker EIS - Trip Distribution Assumptions, May 1999.

S 50	Wilbur Smith Associates	Memorandum - Fort Baker EIS - Roadway Level of Service Analysis, September 1999.
S 51	Wilbur Smith Associates	Letter to NPS - Fort Baker Final EIS - Response to the City of Sausalito Letter of December 2, 1999 and January 2000.
S 52	Wilbur Smith Associates	Letter to NPS - Fort Baker Final EIS - Bay Area Discovery Museum Trip Generation Analysis, June 2000.
S 53	Wilbur Smith Associates	Slide Presentation to the Fort Baker Ad Hoc Committee - Fort Baker Plan EIS Transportation Analysis, August 2000.
S 54	Fehr & Pehrs Associates	Summer 1999 Fort Baker Queuing and Traffic Analysis, October 1999.
S 55	Fehr & Pehrs Associates	Summer 2000 Fort Baker Queuing Analysis, December 2000.
S 56	Bernstein, Robert	Memorandum - Supplemental Traffic Analysis for Fort Baker EIS.
S 57	Nelson Nygaard Consulting Associates	Memorandum - Fort Baker FEIS - Third Party Review.
S 58	Nelson Nygaard Consulting Associates	Memorandum - Summary of Key Points from the August 28th Meeting of the Fort Baker Ad Hoc Meeting, August 2000.
S 59	Nelson Nygaard Consulting Associates	TDM Planning Principles, September 2000.
S 60	Nelson Nygaard Consulting Associates	Fort Baker / Marin Headlands Existing Conditions Report, November 2000.
S 61	National Park Service, Golden Gate National Recreation Area	RFQ Response - Acquest Realty Advisors (Redacted), January 2000.
S 62	National Park Service, Golden Gate National Recreation Area	RFQ Response - Historic Restoration Inc (Redacted), January 2000.
S 63	National Park Service, Golden Gate National Recreation Area	RFQ Response - Jones Lang LaSalle (Redacted), January 2000.
S 64	National Park Service, Golden Gate National Recreation Area	RFQ Response - Passport Resorts (Redacted), January 2000.
S 65	National Park Service, Golden Gate National Recreation Area	Fort Baker Retreat and Conference Center RFQ, October 1999.

If you have any questions about this RFP, contact:

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